DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0087-20**	**Applicant:**	**Dr & Mrs C Scarisbrick**
Proposal:	Proposed change of use, including conversion of agricultural buildings to create single dwelling (revised scheme) - re-submission of H14-0451-19.		
Location:	Crowtree Farm Barns White Cross Lane Surfleet		
Terminal Date:	8th May 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
11	Distribution of New Housing
17	Providing a Mix of Housing
23	The Reuse of Buildings in the Countryside for Residential Use
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

The full planning application is for the proposed change of use and conversion of an agricultural buildings to create a single dwelling. Therefore this application should be considered to be a simultaneous change of use from Agricultural (Sui Generis) to Dwellinghouse (C3).

The proposal includes the demolition of the current former glasshouses to be replaced with a traditional black barn style garage/storage building, constructed on brick plinth with black timber weatherboard and clay pan tile roof.

The existing 2 former agricultural buildings are to be converted into a residence. The only expansion of living space is to be achieved via a glass link between the two structures, this glass link will feature a clay pan tile roof In order to have visual parity with the remainder of the site.

The Northernmost building is to have a 2nd floor installed in the southern, double height portion of the building, creating a bedroom and bathroom. External changes include the retiling of the roof In clay pantiles, installation of replacement timber windows, creation of new window opening on the Northern gable, installation of roof lights and installation of timber frame sliding glass doors in existing Eastern elevation openings

The southern 'Packing shed' building is to be clad in black timber weatherboarding in parity with the proposed garage. This structure, too, will be retiled with clay pan tiles, new replacement timber frame windows, doors and new glass sliding doors.

Site Description

The proposal site is neither listed nor within a conservation area, however, as fairly in-tact examples of early C20th fenland vernacular agricultural buildings, they are considered 'non-designated heritage assets'. However, in spite of this the buildings are in a poor state and in need of restoration if they are to be retained. The extant glasshouses are in a particularly bad condition, having lost all glazing panels and overgrown.

The area itself can be characterised by being in open countryside, the site is adjacent to another, recently constructed dwelling, however, these structures are isolated from any settlement.

History

H14-0229-17

Conversion of Barn into dwelling. APPROVED on 07/04/2017

H14-0451-19

Proposed Barn Conversion. REFUSED on 18/06/2019

Consultation Responses

South Holland District Environmental Health Officer

Requested that the following condition be added to any approval:

"In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in

the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health."

Lincolnshire Bat Group

Requested that the applicant be required, by means of condition to submit a new ecological report for approval if the development has not commenced by 1 January 2021. Also requests that the applicant be required to undertake any remedial work recommended by the ecological report submitted in support of this application.

Lincolnshire County Council Historic Environment Record Officer

Echos the sentiments expressed during previous applications in that the site is a non-designated heritage asset and therefore, the applicant should be required to undertake a photographic historic building recording before any demolition works are undertaken.

Lincolnshire County Council as Lead Local Highways and Flood Authority

Initially it was requested that the applicant amend their plans to show that the new access way would be completed to Lincolnshire County Council Highways Authority standards. The applicant complied and therefore the comment was amended to raise no objections on the understanding that Highways informatives were applied to any approval.

Planning Considerations

Principle of Development

Whilst the proposal is outside of the defined settlement boundary, as this is a barn conversion, it falls under the controls of Policy 23 of the South East Lincolnshire Local Plan (2019) which states;

Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:
1. the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;
2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;
3. the proposal is in keeping with its surroundings;
4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
5. development leads to an enhancement of the immediate setting of the building.

It is the opinion of the Local Planning Authority that this proposal meets all five of the above criteria as the buildings included in the proposal are fit for conversion; are of architectural and historic merit as non-designated heritage assets insofar as they are fine examples of vernacular agricultural buildings. The proposal makes only modest changes to the external qualities of the structures and make use of vernacular materials making them sympathetic to both the buildings themselves and the wider area. Finally, the extant structures whilst structurally sound are in a poor visual condition. Refurbishment will lead to the enhancement of the appeal of the site and the wider area.

For the above reasons, the principle of development is deemed to be acceptable.

Design and Layout

The Local Planning Authority does not seek any amendment to the design or layout of the proposals, Design-wise the proposal is appropriate to the building, making minimal impact upon the visual characteristics of the host structures, save for the weatherboarding and glazed link. The property will still be readable as a former agricultural site and none of the materials used are inappropriate for use on such a site. The style of the proposed garage is period, as well as area and theme appropriate and the proposed glazed link, whilst modern, takes period cues, especially in the use of a traditional, clay pan tiled roof.

In terms of layout, the proposal is deemed to be fit for its proposed use as a dwelling, domestic space and garage.

Heritage Impact

The Local Planning Authority does not consider there to be any risk of harm to the significance of the Non-designated heritage asset by this proposal. None of the alterations will change the perceived scale and massing of the property, with the extension/glazed link being clearly subservient to the historic host property and all of the proposed materials and styles being appropriate to both the historic nature of the site and also the general agricultural character. Furthermore, the site is currently in a dilapidated state; therefore, renewal and refurbishment would help to bring a site of historic and architectural interest back into a good state of repair and regular use/appreciation. Resultantly, this application is deemed to help to ENHANCE the Historic Environment in line with Section 16 of the National Planning Policy Framework.

Residential Amenity

The Local Planning Authority does not consider there to be any risk to local residential amenity, this is because the proposals seek only to create a small amount of 1st floor residential space, from which only 1 window will face towards the property of another residence, even in this instance the property is across the road and set back from the roadside by a significant margin and therefore it is not possible to reasonably claim any risk of overlooking. Overshadowing, too, is not a risk as no development is proposed which exceeds current height levels on site and the proposals are far enough away from the nearest neighbours for there to be no risk of overshadowing presented at all.

Conclusion

For the reasons listed above, this proposal is deemed to be in concordance with policies 1, 2, 3, 11, 17, 23 and 29 in addition to Sections 12 and 16 of the NPPF (2019). Therefore, this application is recommended for APPROVAL.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to

respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.